



20a Collington Avenue, Bexhill-on-Sea, East Sussex, TN39 3QA

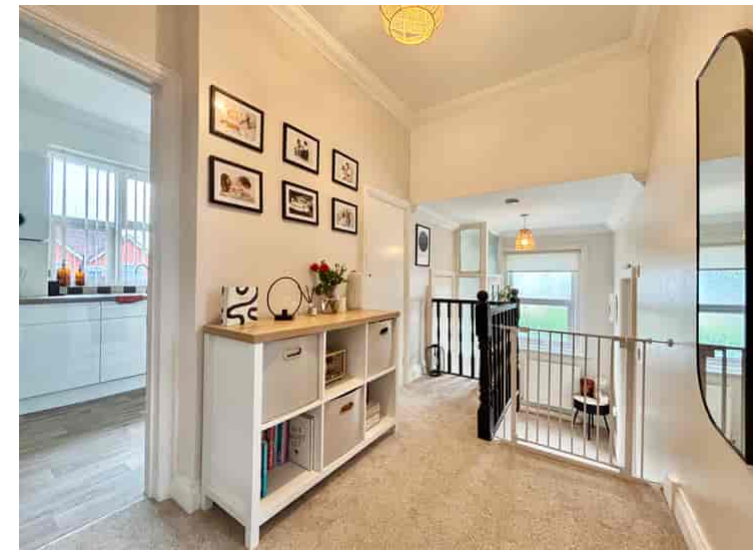
Guide Price (£240,000 - £250,000) - Immaculate & Spacious Two Bedroom 1st Floor Flat With Private Entrance & Garden £240,000 - Leasehold





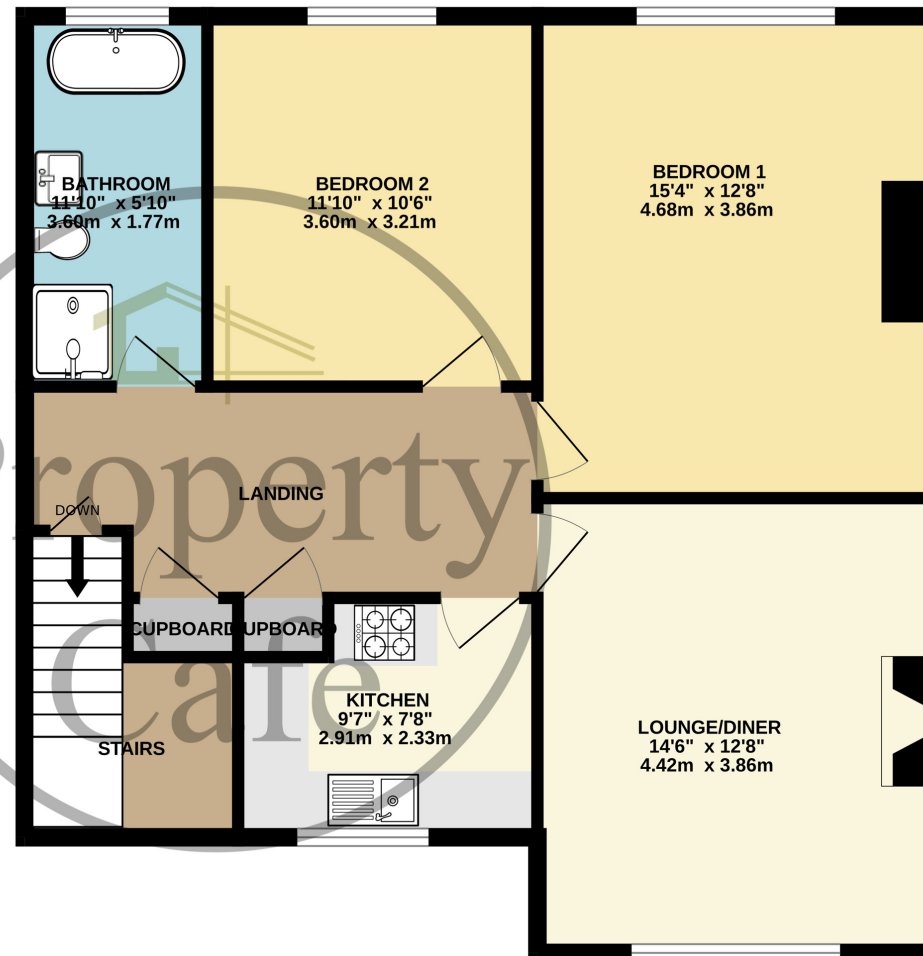
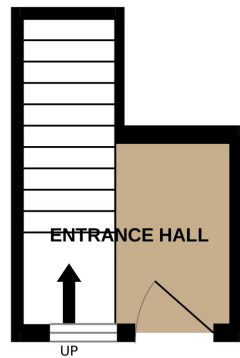
* Guide Price £240,000 - £250,000 * Property Café are delighted to present to the market this immaculately presented two bedroom, 1st floor apartment for sale boasting a private garden, own entrance and conveniently situated within the sought after pocket of 'Collington' Bexhill. Accommodation and benefits include; Own front door leading into a ground floor entrance hall offering space for coats & shoes as well as an under stairs cupboard; Stairs leading to a 1st floor landing giving access to all remaining internal rooms and a further storage cupboard; Spacious south facing lounge offering a pleasant outlook and period features including a stunning fireplace; Modern fitted kitchen offering ample cupboard & worktop space in addition to an integrated oven & hob and space for free-standing white goods; Two generous double bedrooms the master particularly vast in size; A modern four piece bathroom suite comprising of a bath, separate shower cubicle, wash basin & WC. Externally this property boasts a south facing private rear garden and it's own entrance. The Apartment is offered for sale in excellent decorative order throughout in contemporary colour schemes, gas central heated with a newly fitted boiler and double glazed throughout. We recommend you view at your earliest convenience.

Remaining lease length - 900+ Years * Service Charge - As & when (50% share) * Ground rent - £16 Per annum.



GROUND FLOOR PRIVATE
ENTRANCE
55 sq.ft. (5.2 sq.m.) approx.

1ST FLOOR FLAT
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedrooms: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (75)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities in addition to excellent primary & secondary schools. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Garden Flat For Sale
 - Own Private Entrance
 - Private Garden
- Spacious Lounge With Period Features
 - Modern Fitted Kitchen

- Two Generous Double Bedrooms
- Modern Fitted Four Piece Bathroom
- Immaculately Presented Throughout
- Sought After 'Collington' Location
- Viewing Highly Recommended.